

8. LAND CONTAMINATION IMPACT

8.1 Legislation, Policies, Plans, Standards and Criteria

8.1.1.1 Relevant to this land contamination impact assessment is the Environmental Impact Assessment Ordinance Cap. 499 that covers the requirement for and approach to environmental impact assessment. The guidance for land contamination assessment is given in Section 3 Potential Contaminated Land Issues of Annex 19 Guidelines for Assessment of Impact on Sites of Cultural Heritage and Other Impacts of the Technical Memorandum on Environmental Impact Assessment Process. The historical land uses of the site should be considered and reviewed for the potential to cause or to have caused land contamination. Once suspected land uses are found, a Contamination Assessment Plan (CAP) is required for DEP endorsement before conducting a contamination assessment. Results will be compiled in a Contamination Assessment Report (CAR). If land contamination is confirmed, a Remediation Action Plan (RAP) is to be prepared. Any contaminated site should be cleaned up according to the approved RAP prior to any development or redevelopment.

8.1.1.2 The Practice Note for Professional Persons ProPECC PN3/94 Contaminated Land Assessment and Remediation issued by the Environmental Protection Department (EPD) provides the technical guidance on the preparation of CAP, CAR, and RAP. It sets out the requirements for proper site assessment and management of contaminated sites, the guidelines on site assessments and outlines of the practical remedial measures. This ProPECC Note also makes reference to criteria used for soil and groundwater in the Netherlands for contaminated land "Dutch List".

8.2 Previous Findings and Description of Environment

8.2.1.1 Two environmental studies were carried out recently which are highly relevant to this study with respect to land contamination impact assessment. The two studies are the Environmental Impact Assessment for the Feasibility Study for South East Kowloon Development (SEKDFS EIA) and the EIA for Kai Tak Airport North Apron Decommissioning (NAKTA Decommissioning EIA). Land contamination impact assessments were carried out as part of both studies in accordance with Section 3 of the *EIAO-TM* and *ProPECC Note PN3/94* described in Section 8.1 above.

8.2.2 SEKDFS EIA

8.2.2.1 The SEKDFS Final EIA Report was completed in November 1998 and was administratively endorsed by the Environmental Study Management Group of SEKDFS. However, the application for approval of the SEKDFS Final EIA Report under the EIA Ordinance was withdrawn on 17 March 1999 before public inspection of the report. The SEKDFS Final EIA Report is therefore not in the EIA Ordinance Register.

8.2.2.2 Regarding the land contamination impact assessment, the assessment area of the SEKDFS EIA covered an area larger than and included the entire Assessment Area (New Development Area in **Drawing No. 22936/EN/150**) for this EIA Study. The land contamination impact assessment was started with preliminary investigation by site visits, questionnaire survey and information review. A clear and detailed account of the present land use and the relevant land use history in relation to possible land contamination were presented in the report.

8.2.2.3 Based on the findings of the preliminary investigation, a number of land uses within the urban area with the potential to have caused land contamination were identified and documented. These land uses include vehicle repair workshops, petrol stations, gas works, power sub-